

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michael Jay Berger (SBN 100291) Sofya Davtyan (SBN 259544) Mark Domeyer (SBN 135008) Law Offices of Michael Jay Berger 9454 Wilshire Blvd., 6th FL., Beverly Hills, CA 90212 Tel.: (310) 271-6223 Fax; (310) 271-9805 michael.berger@bankruptcypower.com sofya.davtyan@bankruptcypower.com mark.domeyer@bankruptcypower.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Real Estate Recovery Mission	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: Real Estate Recovery Mission Debtor(s).	CASE NO.: 2:20-bk-19134-VZ CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/16/2021	Time: 11:00 am
Location: 255 E. Temple Street, Ctrm 1368, Los Angeles, California 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 03/02/2021

Description of property to be sold:
10855 Katepwa Street, Apple Valley, California 92308-3675

Terms and conditions of sale:
Subject to Court approval
Sold as is

Proposed sale price: \$ 320,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Overbid must be all cash and must be at least \$340,000 with no contingencie to closing. Bidders must provide before the hearing evidence of financial ability to perform. Bidders must come with a cashier's check in the amount at least \$340,000. Subsequent overbids shall be \$3,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
255 E. Temple Street, Crtrm 1368, Los Angeles, California 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Michael Jay Berger (SBN 100291)
Sofya Davtyan (SBN 259544)
Mark Domeyer (SBN 135008)
Law Offices of Michael Jay Berger
9454 Wilshire Blvd., 6th FL.,
Beverly Hills, CA 90212
Tel.: (310) 271-6223
Fax; (310) 271-9805
michael.berger@bankruptcypower.com
sofya.davtyan@bankruptcypower.com
mark.domeyer@bankruptcypower.com

Date: 02/10/2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
9454 Wilshire Blvd., 6th Fl., Beverly Hills, CA 90212

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 02/10/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (date) 02/10/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 02/10/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Vincent P. Zurzolo
United States Bankruptcy Court - Central District of California
255 E. Temple St. Ste. 1360 / Ctrm 1368
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

<u>02/10/2021</u>	<u>Peter Garza</u>	<u>/s/Peter Garza</u>
Date	Printed Name	Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Counsel for Debtor: Michael Jay Berger michael.berger@bankruptcypower.com,
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com
Chapter V Trustee: Moriah Douglas Flahaut (TR) douglas.flahaut@arentfox.com
U.S. Trustee: Kelly L Morrison kelly.l.morrison@usdoj.gov
Counsel for Louis Madrigal: Neil Katz Neil B Katz neilkatz56@gmail.com
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
Counsel for SW Jams, LLC: Edward T Weber ed@eweberlegal.com
Counsel for Secured Income Group: Coby Halavais coby@halavaislaw.com
Counsel for Aztec Financial: David S Hagen go4broq@earthlink.net
Interested Party: Zi Chao Lin zlin@garrett-tully.com, dcameron@garrett-tully.com;aanim-appiah@garrett-tully.com;mdakinmurele@garrett-tully.com

2. SERVED BY UNITED STATES MAIL

United States Trustee
Attn: Kelly Morrison, Esq.
915 Wilshire Blvd., Ste. 1850
Los Angeles, CA 90017

Subchapter V Trustee
Attn: Moriah Douglas Flahaut
555 W. Fifth St., 48th ST.,
Los Angeles, CA 90026

SECURED CREDITORS:

Aztec Financial
c/o David Hagen
2624 W. Magnolia Blvd.,
Burbank, CA 91505

John Magana
621 Anderson Way
San Gabriel, CA 91776

Deal Funder
17592E 17th St., Ste. 150
Tustin, CA 92780

Diversified Capital, Inc.
c/o William Vera
99 South Lake Ave., Ste. 210
Pasadena, CA 91101

Luis Madrigal
12762 Gloria St.
Garden Grove, CA 92843

Personalized Property Management
c/o Julie Zappitelli
68950 Adelina Rd.
Cathedral City, CA 92234

Regal Capital Investments
1436 Tangelo Lane
La Habra, CA 90631

Secured Income Group Inc.
17592 E. 17th St., Ste. 100
Tustin, CA 92780

Secured Income Group, Inc.
c/o Coby Halavais
1 Orchard Rd., Ste. 110
Lake Forest, CA 92630

Solera @ Apple Valley HOA
19311 Jess Ranch Pkwy
Apple Valley, CA 92308

Superior Loan Servicing
7525 Topanga Canyon
Canoga Park, CA 91303

SW JAMS, LLC
Law Offices of Edward T. Weber
17151 Newhope St., Ste. 203
Fountain Valley, CA 92708 (Address from POC)

Tri Palms Unified
32-851 Desert Moon Dr.,
Thousand Palms, CA 92276

20 LARGEST UNSECURED CREDITORS AND INTERESTED PARTIES:

Empire Coating
c/o Omar Trulio
11824 Kittering Rd.
Victorville, CA 92392

Kevin Hsu Culture Escrow
2060 Huntington Dr.,
San Marino, CA 91108

Luis Madrigal
12762 Gloria St.
Garden Grove, CA 92843

Maria Burgos
5 W. Pine Street
Alhambra, CA 91801

Tad Dionizy Sikora
200 South Garfield Ave., Ste. 208C
Alhambra, CA 91801

ADDITIONAL INTERESTED PARTIES:

Re/Max Freedom
Attn: Matthew Jerkins (Debtor's Seller's Agent)
6562 Caliente Rd., Ste. 106
Oak Hills, CA 92344

Freedom Escrow
Attn: Traci Appel
65622 Caliente Rd., Ste. 106
Oak Hill, CA 92344

James and Kathryn Meddles
c/o James Conlon (Buyers Agent)
12180 Ridgecrest Dr. Ste. 522
Victorville, CA 92395